

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Riverton Height / Tukwila, Area 24

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 234

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$115,900	\$122,500	\$238,400			
2010 Value	\$115,900	\$115,700	\$231,600	\$255,800	90.5%	14.58%
Change	\$0	-\$6,800	-\$6,800			
% Change	0.0%	-5.6%	-2.9%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$118,300	\$107,600	\$225,900
2010 Value	\$118,300	\$101,000	\$219,300
Percent Change	0.0%	-6.1%	-2.9%

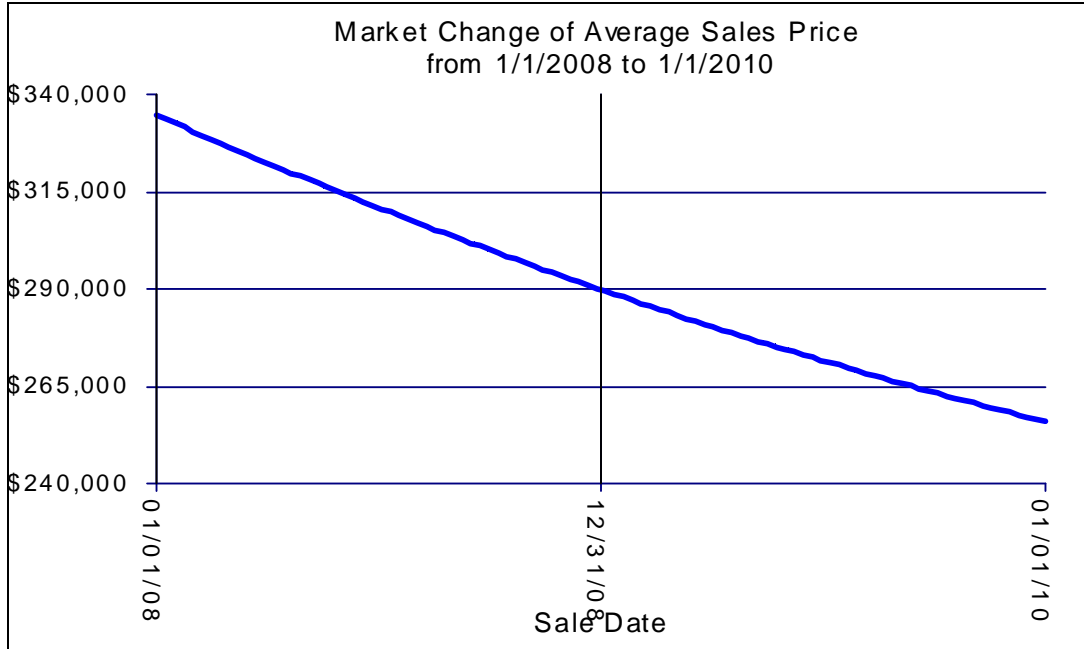
Number of one to three unit residences in the Population: 5172

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2010 assessment roll.

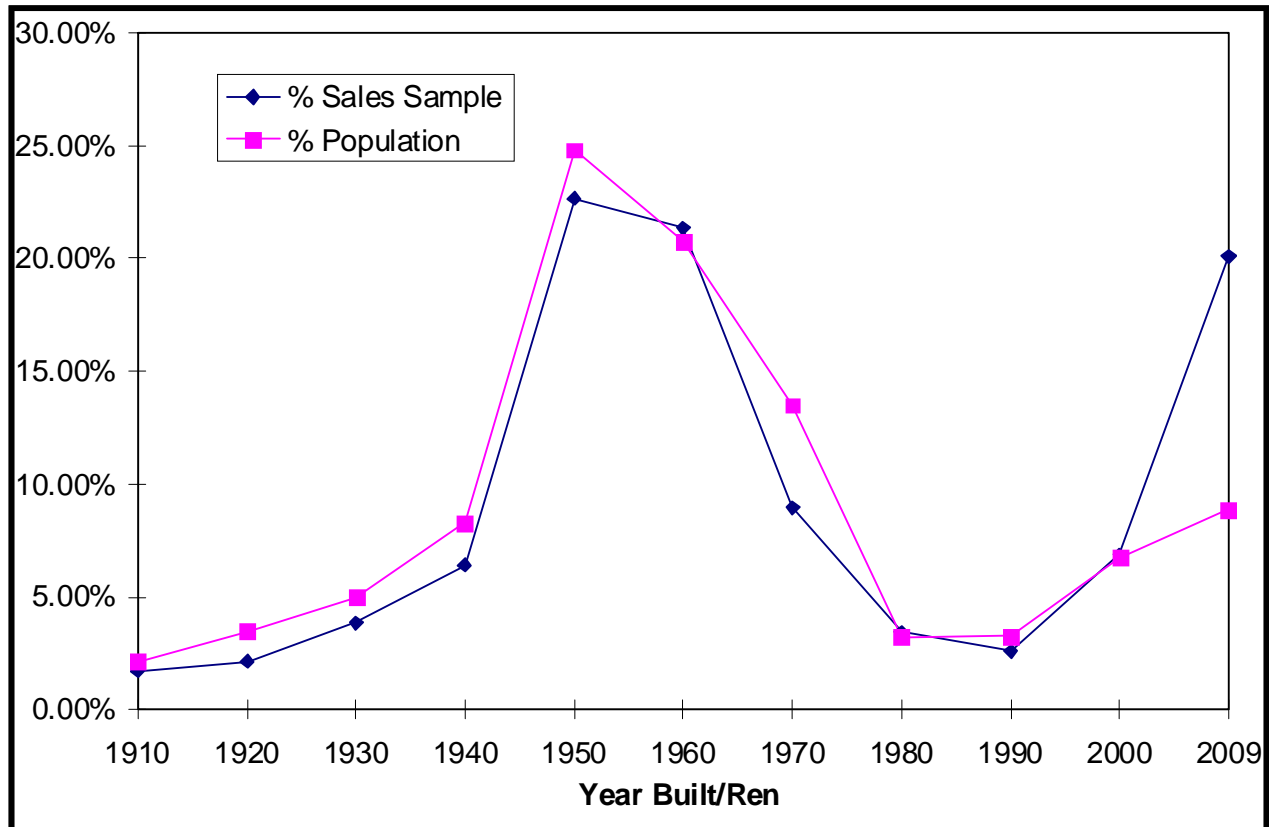
**Market Change of Average Sale Price in Area 24
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	4	1.71%
1920	5	2.14%
1930	9	3.85%
1940	15	6.41%
1950	53	22.65%
1960	50	21.37%
1970	21	8.97%
1980	8	3.42%
1990	6	2.56%
2000	16	6.84%
2009	47	20.09%
	234	

Population		
Year Built/Ren	Frequency	% Population
1910	111	2.15%
1920	180	3.48%
1930	258	4.99%
1940	428	8.28%
1950	1283	24.81%
1960	1074	20.77%
1970	698	13.50%
1980	166	3.21%
1990	168	3.25%
2000	347	6.71%
2009	459	8.87%
	5172	

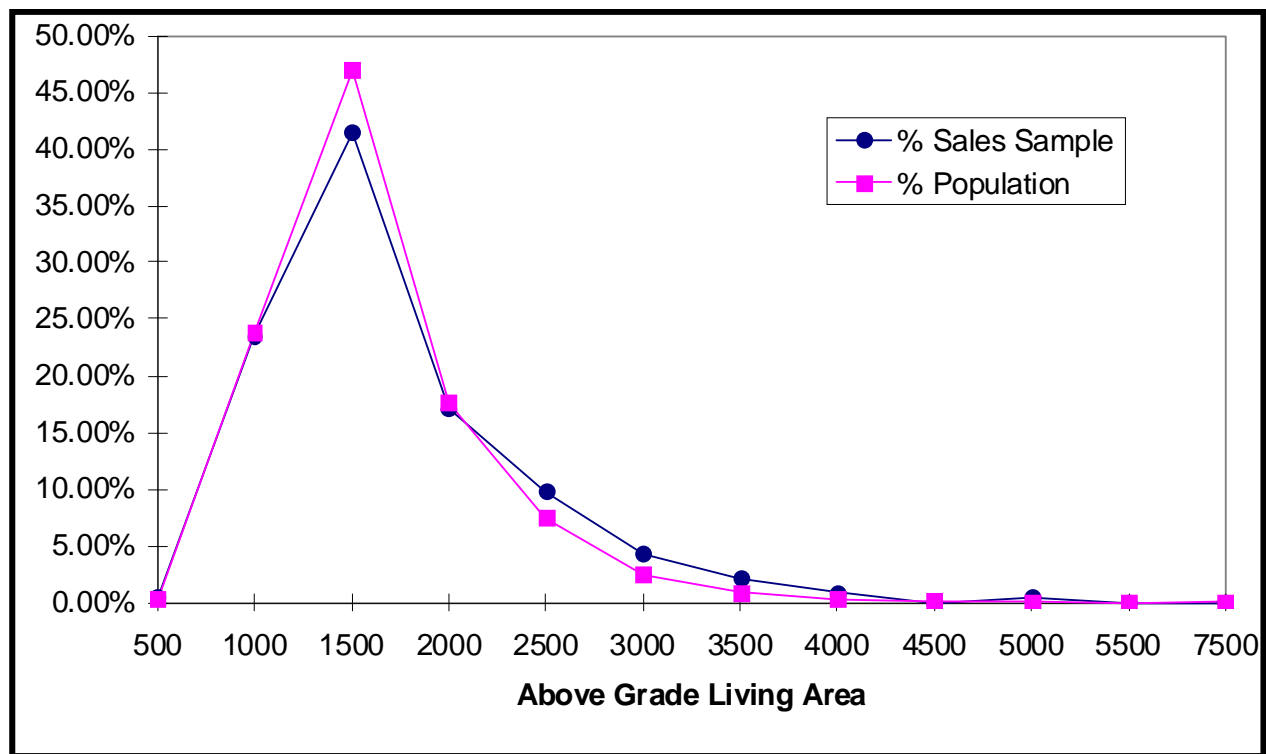


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.43%
1000	55	23.50%
1500	97	41.45%
2000	40	17.09%
2500	23	9.83%
3000	10	4.27%
3500	5	2.14%
4000	2	0.85%
4500	0	0.00%
5000	1	0.43%
5500	0	0.00%
7500	0	0.00%
	234	

Population		
AGLA	Frequency	% Population
500	17	0.33%
1000	1232	23.82%
1500	2431	47.00%
2000	910	17.59%
2500	384	7.42%
3000	126	2.44%
3500	45	0.87%
4000	15	0.29%
4500	7	0.14%
5000	3	0.06%
5500	0	0.00%
7500	2	0.04%
	5172	

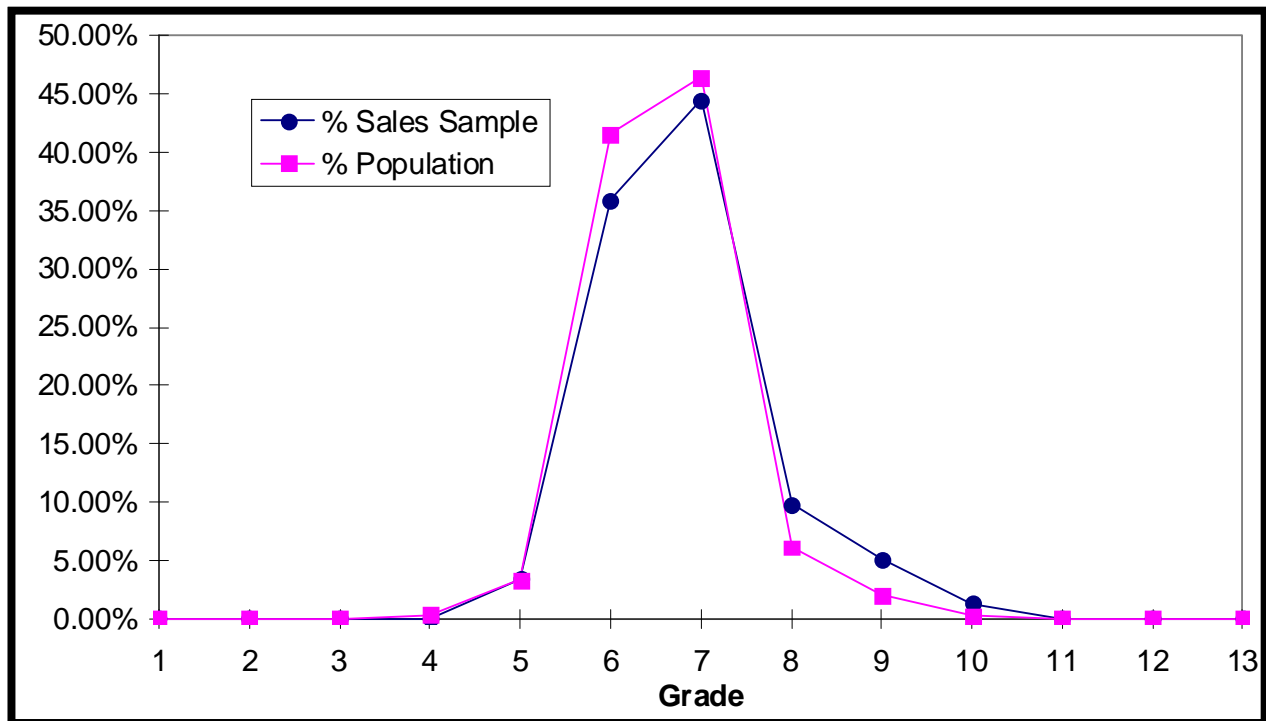


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

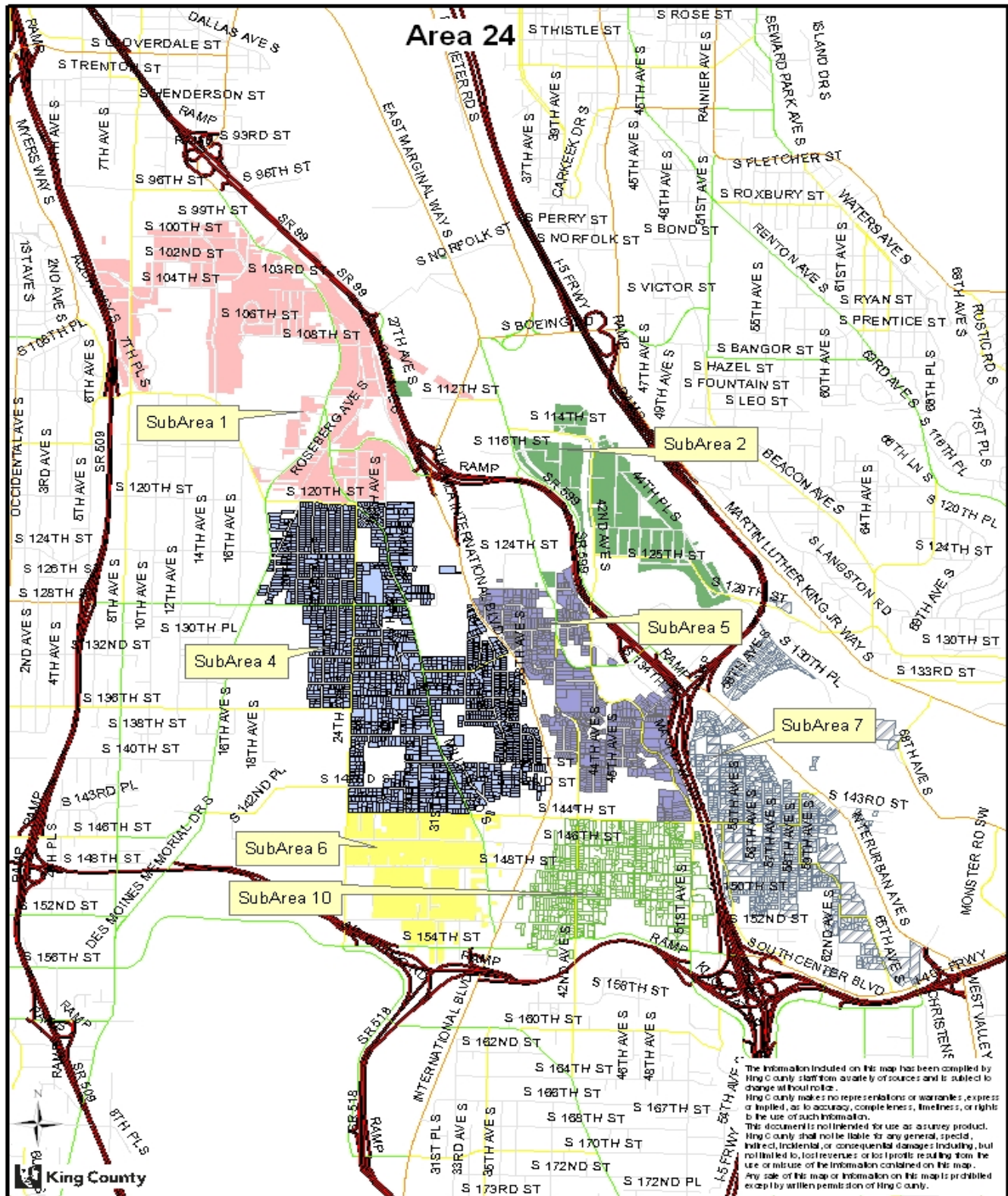
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	3.42%
6	84	35.90%
7	104	44.44%
8	23	9.83%
9	12	5.13%
10	3	1.28%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		234

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	15	0.29%
5	173	3.34%
6	2149	41.55%
7	2399	46.38%
8	316	6.11%
9	106	2.05%
10	13	0.25%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		5172



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: 8 April 2010

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2010 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.0, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 234 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / 0.950444 x .925*

The resulting total value is rounded down to the next \$1,000, *then*:

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 33

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the -2.9 % Change indicated by the sales sample is used to arrive at new total value $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 0.971$.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the -2.9 % Change as indicated by the sales sample is used to arrive at a new total value. $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 0.971$.
- *If land value $\leq \$1,000$ no adjustment is applied.
- *If improvements and accessories $\leq \$1,000$ no further adjustment applied.
- * If adjusted land value falls $< \$1,000$, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $< \$1,000$, then improvement value = \$1,000 or previous, whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the -2.9 % Change indicated by the sales sample.

$(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 0.971$.

Model Validation

The resulting assessment level is 90.5%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -2.9%. This decrease is due partly to downward market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

Ratio studies of assessments before and after this annual update are included later in this report.

Area 24 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

Standard Area Adjustment

-2.68%

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 24 Sale Price changes (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.764	-23.6%
2/1/2008	0.774	-22.6%
3/1/2008	0.783	-21.7%
4/1/2008	0.793	-20.7%
5/1/2008	0.803	-19.7%
6/1/2008	0.813	-18.7%
7/1/2008	0.823	-17.7%
8/1/2008	0.833	-16.7%
9/1/2008	0.843	-15.7%
10/1/2008	0.852	-14.8%
11/1/2008	0.862	-13.8%
12/1/2008	0.872	-12.8%
1/1/2009	0.882	-11.8%
2/1/2009	0.892	-10.8%
3/1/2009	0.901	-9.9%
4/1/2009	0.911	-8.9%
5/1/2009	0.921	-7.9%
6/1/2009	0.931	-6.9%
7/1/2009	0.941	-5.9%
8/1/2009	0.951	-4.9%
9/1/2009	0.961	-3.9%
10/1/2009	0.970	-3.0%
11/1/2009	0.980	-2.0%
12/1/2009	0.990	-1.0%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.793	\$417,000
Sale 2	\$475,000	10/1/2009	0.970	\$461,000
Sale 3	\$515,000	7/1/2009	0.941	\$484,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 24 is $(.950444 + 3.067845E-04 * \text{SaleDay}) / 0.950444$

$\text{SaleDay} = \text{SaleDate} - 40179$

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: WC/Team 3	Appr. Date: 01/01/2009	Date of Report: 05/03/2010	Sales Dates: 1/2008 - 12/2009
Area Riverton Height, Tukwila /24	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	234		
Mean Assessed Value	238,400		
Mean Adj. Sales Price	255,800		
Standard Deviation AV	66,756		
Standard Deviation SP	81,098		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.951		
Median Ratio	0.943		
Weighted Mean Ratio	0.932		
UNIFORMITY			
Lowest ratio	0.531		
Highest ratio:	1.380		
Coefficient of Dispersion	11.06%		
Standard Deviation	0.139		
Coefficient of Variation	14.58%		
Price Related Differential (PRD)	1.020		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.920		
Upper limit	0.962		
95% Confidence: Mean			
Lower limit	0.933		
Upper limit	0.968		
SAMPLE SIZE EVALUATION			
N (population size)	5172		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.139		
Recommended minimum:	31		
Actual sample size:	234		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	126		
# ratios above mean:	108		
z:	1.177		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

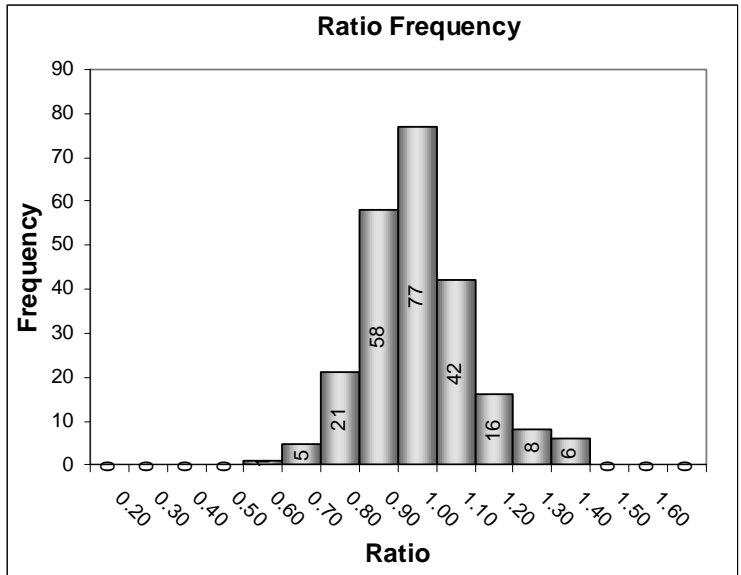
Ratio Frequency

Ratio Bin	Frequency
0.60-0.70	5
0.70-0.80	21
0.80-0.90	58
0.90-1.00	77
1.00-1.10	42
1.10-1.20	16
1.20-1.30	8
1.30-1.40	6

COMMENTS:

1 to 3 Unit Residences throughout area 24

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010



COMMENTS:

1 to 3 Unit Residences throughout area 24

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: WC/Team 3	Appr. Date: 01/01/2010	Date of Report: 05/03/2010	Sales Dates: 1/2008 - 12/2009
Area Riverton Height, Tukwila /24	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	234		
Mean Assessed Value	231,600		
Mean Sales Price	255,800		
Standard Deviation AV	64,982		
Standard Deviation SP	81,098		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.923		
Median Ratio	0.915		
Weighted Mean Ratio	0.905		
UNIFORMITY			
Lowest ratio	0.515		
Highest ratio:	1.337		
Coefficient of Dispersion	11.08%		
Standard Deviation	0.135		
Coefficient of Variation	14.58%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.895		
Upper limit	0.933		
95% Confidence: Mean			
Lower limit	0.906		
Upper limit	0.940		
SAMPLE SIZE EVALUATION			
N (population size)	5172		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.135		
Recommended minimum:	29		
Actual sample size:	234		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	125		
# ratios above mean:	109		
z:	1.046		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

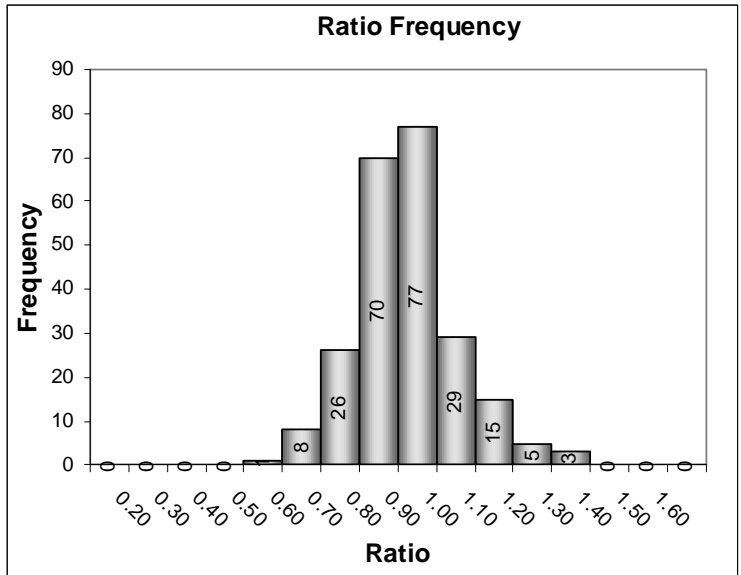
Ratio Frequency

Ratio	Frequency
0.50-0.60	1
0.60-0.70	8
0.70-0.80	26
0.80-0.90	70
0.90-1.00	77
1.00-1.10	29
1.10-1.20	15
1.20-1.30	5
1.30-1.40	3
1.40-1.50	0
1.50-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout area 24.

Sales Prices are adjusted for time to the Assesment Date of 1/1/2010



COMMENTS:

1 to 3 Unit Residences throughout area 24.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	309200	0140	12/02/09	\$134,373	\$133,000	630	6	1949	3	4590	N	N	11818 MILITARY RD S
001	284320	0100	06/16/09	\$179,975	\$169,000	670	6	1949	3	8641	N	N	11012 ROSEBERG AVE S
001	164060	0025	07/14/08	\$220,000	\$182,000	1100	6	1950	3	7410	N	N	11427 MILITARY RD S
001	013300	0145	12/02/09	\$201,000	\$199,000	1490	6	1929	3	11970	N	N	10107 16TH AVE S
001	092304	9143	02/09/09	\$228,000	\$204,000	1040	6	1937	3	21560	N	N	2232 S 116TH ST
001	284320	0085	04/28/09	\$225,000	\$207,000	1080	6	1954	3	8710	N	N	11015 26TH AVE S
001	861480	0035	09/24/08	\$247,000	\$210,000	1050	6	1941	3	7800	N	N	10642 20TH AVE S
001	535720	0035	02/15/08	\$284,000	\$222,000	1030	6	1950	5	4711	N	N	10446 20TH AVE S
001	896180	0255	06/03/09	\$240,000	\$224,000	990	6	1941	4	7403	N	N	10633 20TH AVE S
001	278940	0090	10/16/08	\$270,950	\$233,000	1240	6	1941	3	12602	N	N	10524 14TH AVE S
001	013300	0525	10/06/08	\$275,000	\$235,000	720	6	1925	3	12400	N	N	10028 16TH AVE S
001	092304	9362	11/11/09	\$240,000	\$236,000	1310	6	1922	4	14310	N	N	11630 ROSEBERG AVE S
001	284320	0050	08/04/08	\$282,450	\$236,000	860	6	1952	3	8700	N	N	11022 26TH AVE S
001	284320	0080	08/21/09	\$255,000	\$244,000	1750	6	1954	3	9425	N	N	11019 26TH AVE S
001	092304	9211	05/12/09	\$281,000	\$260,000	1660	6	1946	3	7637	N	N	11643 25TH AVE S
001	098500	0190	04/24/08	\$370,000	\$297,000	1770	6	1928	2	20577	N	N	1832 S 116TH ST
001	092304	9347	02/06/08	\$210,000	\$163,000	1340	7	1952	3	9030	N	N	2515 S 118TH ST
001	092304	9356	09/04/08	\$208,000	\$176,000	1720	7	1956	4	7700	N	N	2014 S 120TH ST
001	562420	0717	12/04/08	\$204,950	\$179,000	940	7	1951	4	7080	N	N	10021 12TH AVE S
001	092304	9495	04/28/09	\$236,340	\$218,000	1960	7	1992	3	7747	N	N	2228 S 120TH ST
001	739880	0060	05/14/09	\$239,000	\$221,000	1860	7	1956	3	8280	N	N	2518 S 120TH ST
001	896180	0095	08/17/09	\$235,000	\$225,000	1050	7	1977	3	7409	N	N	10417 19TH AVE S
001	424540	0010	07/02/08	\$275,000	\$227,000	1390	7	1955	3	10000	N	N	2210 S 111TH PL
001	278850	0160	11/10/09	\$232,000	\$228,000	1930	7	1960	3	8184	N	N	11051 14TH AVE S
001	164060	0010	01/30/08	\$300,000	\$233,000	1740	7	1940	3	17016	Y	N	11434 DES MOINES MEMORIAL DR S
001	013300	0030	05/05/08	\$297,000	\$239,000	1110	7	1937	5	8000	Y	N	10001 14TH AVE S
001	278700	0190	04/29/08	\$310,000	\$249,000	1950	7	1951	3	9600	N	N	1715 S 106TH PL
001	031600	0055	04/30/09	\$276,800	\$255,000	1100	7	1958	4	6993	N	N	10870 ROSEBERG AVE S
001	092304	9166	11/19/09	\$265,000	\$261,000	1110	7	1964	4	6891	N	N	11615 25TH AVE S
001	079700	0285	07/09/08	\$318,450	\$263,000	1150	7	1963	3	12362	N	N	10467 8TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	164060	0010	06/12/08	\$325,000	\$266,000	1740	7	1940	3	17016	Y	N	11434 DES MOINES MEMORIAL DR S
001	278700	0085	05/20/08	\$329,000	\$267,000	2210	7	1954	3	14400	N	N	10466 17TH AVE S
001	562420	0731	04/22/08	\$335,000	\$269,000	1290	7	1947	4	16352	N	N	10101 12TH AVE S
001	098500	0179	10/28/09	\$291,000	\$285,000	980	7	2009	3	9172	N	N	11421 20TH AVE S
001	562420	0709	05/13/08	\$395,250	\$320,000	1370	7	1993	4	5700	N	N	1102 S 101ST ST
001	327600	0020	12/05/08	\$328,000	\$287,000	1520	8	1984	3	22600	N	N	10752 COUNTRY CLUB LN S
001	278700	0225	07/30/08	\$350,000	\$292,000	1660	8	1948	4	9600	N	N	1650 S 107TH ST
001	013300	0125	07/18/08	\$412,000	\$342,000	1750	8	2007	3	9450	N	N	10005 16TH AVE S
001	098500	0175	02/20/08	\$475,000	\$372,000	1730	8	2007	3	22900	N	N	11415 20TH AVE S
002	335140	0005	04/11/08	\$130,000	\$104,000	1460	5	1911	3	5638	Y	N	3914 S 115TH ST
002	017900	1170	11/18/09	\$165,000	\$163,000	980	5	1959	3	6000	N	N	12228 47TH AVE S
002	017900	1800	05/20/09	\$170,000	\$158,000	890	6	1979	3	6000	N	N	12243 51ST PL S
002	334740	1325	04/11/08	\$210,000	\$168,000	840	6	1943	3	7952	N	N	11806 44TH AVE S
002	334740	1470	09/24/08	\$215,000	\$183,000	860	6	1957	3	7900	N	N	4730 S 122ND ST
002	334740	0992	02/13/08	\$250,000	\$195,000	890	6	1924	3	9800	N	N	11826 44TH AVE S
002	017900	0555	10/07/08	\$246,000	\$211,000	850	6	1921	3	5000	N	N	4408 S 124TH ST
002	334740	0380	09/04/09	\$245,000	\$236,000	1200	6	1907	3	4323	N	N	4220 S 122ND ST
002	334740	0570	03/19/09	\$289,000	\$262,000	1800	6	1931	4	15000	N	N	11685 44TH AVE S
002	334740	0190	05/14/08	\$327,175	\$265,000	970	6	1918	3	22059	N	N	11666 42ND AVE S
002	334740	0100	03/18/08	\$265,000	\$210,000	1010	7	1948	3	7800	N	N	4219 S 116TH ST
002	334740	0400	08/18/08	\$289,000	\$243,000	1250	7	1968	3	8774	N	N	4310 S 122ND ST
002	334740	1295	12/19/08	\$280,000	\$246,000	1780	7	1999	3	7621	N	N	12003 46TH AVE S
002	017900	0270	06/24/08	\$325,000	\$267,000	1420	7	2008	3	3000	N	N	12230 43RD AVE S
002	334740	1392	06/20/08	\$340,000	\$279,000	1790	7	1999	3	8800	N	N	12080 46TH AVE S
002	334740	1301	08/19/09	\$293,000	\$280,000	1780	7	1999	3	6502	N	N	12005 46TH AVE S
002	017900	1725	12/09/08	\$325,000	\$285,000	2200	7	2008	3	3000	N	N	12225 50TH AVE S
002	334740	0975	11/21/09	\$299,950	\$296,000	2900	7	1966	3	13440	N	N	11814 44TH AVE S
002	334740	1028	06/03/08	\$394,800	\$322,000	1528	7	2008	3	7068	N	N	11858 44TH AVE S
002	334740	0930	08/17/09	\$346,334	\$331,000	1260	7	1950	3	20739	N	N	12092 44TH PL S
002	017900	1455	08/17/09	\$350,000	\$335,000	3450	8	2008	3	5000	N	N	4814 S 124TH ST
002	073300	0034	04/08/08	\$357,000	\$285,000	1730	9	2007	3	3512	N	N	11653 35TH LN S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	073300	0032	11/21/08	\$349,900	\$304,000	2220	9	2007	3	4426	N	N	11641 35TH LN S
002	073300	0025	12/10/08	\$350,000	\$307,000	2430	9	2007	3	4400	N	N	11623 35TH LN S
002	073300	0033	06/26/08	\$383,000	\$315,000	2220	9	2007	3	4376	N	N	11647 35TH LN S
004	092304	9266	05/20/08	\$196,550	\$159,000	710	5	1937	3	9158	N	N	2125 S 124TH ST
004	162304	9196	08/14/09	\$203,000	\$194,000	440	5	1949	3	13500	N	N	13830 29TH AVE S
004	365120	0015	12/21/09	\$120,000	\$120,000	730	6	1950	3	6720	N	N	13044 22ND AVE S
004	886400	0185	06/03/09	\$130,000	\$121,000	830	6	1944	3	6000	N	N	13517 35TH AVE S
004	382600	0715	11/23/09	\$143,300	\$142,000	1140	6	1934	3	8100	N	N	12248 23RD AVE S
004	886400	0655	08/05/09	\$157,500	\$150,000	770	6	1944	3	8049	N	N	13855 37TH AVE S
004	161000	0016	11/10/09	\$157,000	\$154,000	1300	6	1947	3	6030	N	N	3719 S 140TH ST
004	734060	1021	10/23/08	\$179,000	\$154,000	800	6	1947	3	6716	N	N	13325 TUKWILA INTERNATIONAL BLVD
004	382600	0745	06/12/08	\$195,000	\$160,000	820	6	1941	3	7592	N	N	12041 24TH AVE S
004	886400	0805	03/11/08	\$203,000	\$160,000	780	6	1944	3	6855	N	N	13880 37TH AVE S
004	814860	0030	05/27/09	\$173,000	\$161,000	1200	6	1948	3	8852	N	N	12431 21ST AVE S
004	886400	0360	11/11/09	\$170,000	\$167,000	1170	6	1944	3	6003	N	N	3232 S 137TH ST
004	098500	1270	05/17/08	\$207,000	\$168,000	600	6	1961	3	15850	N	N	1855 S 124TH ST
004	382600	0690	09/18/08	\$206,000	\$175,000	640	6	1936	3	8100	N	N	12220 23RD AVE S
004	640460	0102	07/25/08	\$212,354	\$177,000	1200	6	1990	3	7245	N	N	13419 22ND LN S
004	608300	0041	12/10/09	\$180,000	\$179,000	790	6	1949	3	16037	N	N	13005 24TH AVE S
004	553720	0031	02/13/08	\$240,000	\$187,000	1540	6	1939	3	13100	N	N	14065 33RD AVE S
004	608300	0155	03/03/08	\$243,000	\$191,000	1270	6	1905	3	12550	N	N	12817 22ND AVE S
004	500050	0105	03/18/09	\$212,300	\$193,000	1040	6	1943	3	6050	N	N	2451 S 121ST ST
004	162304	9125	04/18/08	\$243,000	\$195,000	990	6	1942	3	7505	N	N	13648 28TH PL S
004	640460	0121	10/22/09	\$200,000	\$195,000	1700	6	1960	3	12814	N	N	13406 22ND AVE S
004	886400	0170	07/28/09	\$207,500	\$197,000	820	6	1944	3	6005	N	N	13533 35TH AVE S
004	640460	0104	09/25/08	\$233,900	\$199,000	1040	6	1997	3	7436	N	N	13415 22ND LN S
004	640460	0103	02/24/09	\$229,900	\$207,000	840	6	1997	3	7280	N	N	13417 22ND LN S
004	886400	0730	07/10/08	\$259,950	\$215,000	1180	6	1944	3	7313	N	N	3511 S 137TH ST
004	734660	0158	05/23/08	\$267,000	\$217,000	1220	6	1979	3	8400	N	N	2930 S 135TH ST
004	886400	0145	08/08/08	\$259,500	\$217,000	790	6	1945	3	6000	N	N	13608 34TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	500000	0050	04/29/08	\$271,000	\$218,000	1060	6	1942	3	8922	N	N	2419 S 121ST PL
004	608300	0024	07/23/08	\$265,000	\$220,000	840	6	1946	3	8364	N	N	12848 22ND AVE S
004	886400	0695	06/09/08	\$271,000	\$222,000	790	6	1944	3	8049	N	N	13807 37TH AVE S
004	152304	9058	08/14/09	\$235,000	\$224,000	930	6	1942	4	11125	N	N	3320 S 132ND ST
004	608300	0021	01/10/08	\$295,000	\$227,000	1800	6	1937	3	9950	N	N	12847 24TH AVE S
004	735960	0500	08/14/08	\$271,000	\$227,000	1150	6	1924	4	11844	Y	N	13011 33RD AVE S
004	609940	0382	07/31/09	\$239,950	\$228,000	1530	6	1936	3	6717	N	N	14026 28TH AVE S
004	886400	0545	10/29/08	\$268,000	\$231,000	1110	6	1944	3	9700	N	N	13706 34TH AVE S
004	098500	1309	10/14/09	\$240,000	\$234,000	1540	6	1955	2	16864	N	N	12449 20TH AVE S
004	886400	0970	07/08/09	\$262,500	\$248,000	1020	6	1944	3	6000	N	N	13874 38TH AVE S
004	735960	0680	11/07/08	\$300,000	\$260,000	1330	6	1956	3	6750	Y	N	3412 S 132ND ST
004	092304	9226	11/24/09	\$309,056	\$305,000	830	6	1941	3	9893	N	N	2810 S 127TH ST
004	608240	0260	02/13/08	\$202,000	\$158,000	910	7	1941	3	9488	N	N	13412 26TH AVE S
004	162304	9325	06/19/08	\$198,812	\$163,000	1710	7	1961	3	9527	N	N	2412 S 138TH ST
004	162304	9384	08/17/09	\$185,000	\$177,000	1250	7	1974	3	8001	N	N	13605 MILITARY RD S
004	886400	0340	06/11/09	\$196,000	\$183,000	1240	7	1979	3	6028	N	N	3256 S 137TH ST
004	608240	0262	04/14/08	\$230,000	\$184,000	680	7	1948	3	9488	N	N	13420 26TH AVE S
004	162304	9249	04/10/09	\$202,000	\$185,000	1050	7	1954	3	9150	N	N	13009 MILITARY RD S
004	155150	0100	04/11/09	\$210,000	\$192,000	1050	7	1962	3	7796	N	N	2423 S 139TH ST
004	025700	0210	11/25/08	\$225,000	\$196,000	1220	7	1941	3	7543	N	N	12517 MILITARY RD S
004	161000	0085	10/15/09	\$205,000	\$200,000	780	7	1946	3	5848	N	N	3703 S 141ST ST
004	092304	9094	06/17/08	\$259,950	\$213,000	840	7	1953	3	7701	N	N	2015 S 124TH ST
004	359860	0095	10/27/08	\$249,950	\$215,000	800	7	1962	3	8498	N	N	14255 28TH AVE S
004	162304	9340	07/06/09	\$231,000	\$218,000	1490	7	1962	3	8610	N	N	12828 24TH AVE S
004	734660	0280	10/23/09	\$223,000	\$218,000	1260	7	1997	3	7210	N	N	13218 MILITARY RD S
004	608300	0048	09/02/09	\$240,000	\$231,000	1080	7	1957	3	14353	N	N	13015 24TH AVE S
004	098500	1263	05/02/08	\$295,000	\$238,000	1420	7	1966	3	7480	N	N	12403 20TH AVE S
004	079200	0009	10/28/09	\$245,000	\$240,000	1220	7	1953	3	9120	N	N	12421 24TH AVE S
004	382600	0270	09/21/09	\$249,000	\$241,000	832	7	1932	4	8100	N	N	12214 21ST AVE S
004	382600	0731	10/10/08	\$285,000	\$244,000	1140	7	1955	3	6000	N	N	12272 23RD AVE S
004	941260	0050	04/30/09	\$270,000	\$249,000	1220	7	1963	4	8500	N	N	14104 34TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	608300	0066	06/16/08	\$308,000	\$252,000	1200	7	1957	3	10125	N	N	2246 S 132ND ST
004	609940	0292	06/26/08	\$310,000	\$255,000	1250	7	1951	3	11656	N	N	2912 S 144TH ST
004	204880	0015	01/09/08	\$340,000	\$261,000	1540	7	1960	3	9600	N	N	12825 26TH PL S
004	162304	9275	06/03/08	\$325,000	\$265,000	1280	7	1955	3	17373	N	N	13819 29TH AVE S
004	092304	9502	09/15/09	\$276,000	\$266,000	1180	7	1998	3	8622	N	N	12625 21ST AVE S
004	178700	0110	09/17/09	\$275,000	\$266,000	1850	7	1959	3	11771	N	N	2715 S 131ST ST
004	359860	0058	07/15/09	\$283,500	\$268,000	1420	7	1964	3	9080	N	N	14256 24TH AVE S
004	811290	0020	05/21/09	\$305,000	\$283,000	1190	7	1993	3	4984	N	N	2408 S 131ST PL
004	138680	0050	08/26/09	\$299,000	\$287,000	1230	7	1965	3	9174	N	N	13208 32ND AVE S
004	162304	9163	05/05/08	\$356,500	\$287,000	1720	7	1960	3	13104	N	N	2810 S 138TH ST
004	092304	9398	06/02/08	\$370,000	\$302,000	1260	7	2008	3	7425	N	N	12609 24TH AVE S
004	734660	0190	10/14/09	\$335,700	\$327,000	1680	7	1963	3	8447	N	N	13351 32ND AVE S
004	734660	0105	06/28/09	\$310,000	\$291,000	1280	8	1958	3	26628	N	N	13321 MILITARY RD S
004	640460	0231	07/16/09	\$363,000	\$343,000	2320	8	2008	3	7746	N	N	13445 22ND AVE S
004	152304	9308	06/18/08	\$433,950	\$356,000	2100	8	2008	3	8365	N	N	3201 S 133RD ST
004	152304	9307	05/15/08	\$464,000	\$376,000	2790	8	2008	3	6555	N	N	3205 S 133RD ST
004	152304	9306	01/08/08	\$495,000	\$380,000	2790	8	2007	3	6524	N	N	13332 32ND AVE S
004	152304	9309	04/01/08	\$499,900	\$398,000	2810	8	2008	3	13880	N	N	3203 S 133RD ST
004	382600	0035	03/28/08	\$455,000	\$361,000	2840	9	2007	3	9000	N	N	12029 21ST AVE S
005	733240	0070	10/23/09	\$160,000	\$156,000	980	6	1979	3	6000	N	N	13030 38TH AVE S
005	734760	0105	10/15/09	\$165,000	\$161,000	860	6	1928	3	8400	N	N	4426 S 137TH ST
005	734820	0005	04/21/08	\$235,000	\$188,000	980	6	1952	3	7740	N	N	14002 42ND AVE S
005	322920	0047	09/29/08	\$227,500	\$194,000	700	6	1940	5	8811	N	N	13757 MACADAM RD S
005	734820	0090	08/19/09	\$236,300	\$226,000	1080	6	1960	3	8340	N	N	14015 43RD AVE S
005	734820	0020	08/10/09	\$244,950	\$234,000	1180	6	1931	3	7740	N	N	14020 42ND AVE S
005	734760	0005	06/29/09	\$278,000	\$261,000	1150	6	1918	4	11200	Y	N	13601 MACADAM RD S
005	735960	0035	12/16/09	\$177,000	\$176,000	870	7	1979	3	8924	N	N	12815 37TH AVE S
005	734760	0420	03/11/08	\$230,000	\$181,000	1000	7	1954	3	7108	N	N	4521 S 137TH ST
005	734760	0485	12/12/08	\$230,000	\$202,000	1350	7	1958	3	13990	N	N	4404 S 140TH ST
005	152304	9180	10/07/08	\$244,000	\$209,000	1490	7	1952	2	18630	N	N	14233 MACADAM RD S
005	734560	0850	07/10/08	\$272,500	\$225,000	1560	7	1953	3	16530	N	N	12632 35TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	734060	0941	04/29/08	\$336,900	\$271,000	940	7	1950	4	9333	N	N	13223 40TH AVE S
005	261320	0174	08/06/08	\$325,000	\$272,000	1460	7	1982	3	16200	Y	N	13515 MACADAM RD S
005	734160	0195	11/18/09	\$298,000	\$294,000	1150	7	1913	5	12264	N	N	13017 41ST AVE S
005	736060	0215	08/25/09	\$315,000	\$302,000	1250	7	1996	3	7800	N	N	13745 41ST AVE S
005	734060	0768	03/13/08	\$400,000	\$316,000	1250	7	2007	3	8206	N	N	4037 S 128TH ST
005	794520	0045	03/26/08	\$410,000	\$325,000	2670	7	2008	3	6595	N	N	4028 S 126TH ST
005	734060	0777	05/09/08	\$406,200	\$328,000	1250	7	2007	3	7780	N	N	4041 S 128TH ST
005	261200	0200	08/13/08	\$395,000	\$331,000	2050	8	2002	3	8172	N	N	4270 S 137TH PL
005	734060	0807	01/17/08	\$434,950	\$336,000	2170	8	2008	3	6506	N	N	13021 38TH LN S
005	322920	0091	04/27/09	\$375,000	\$345,000	2300	8	2008	3	5537	N	N	4606 S 139TH ST
005	261320	0022	11/05/08	\$400,000	\$346,000	2490	8	2002	3	6926	N	N	13417 48TH AVE S
005	734060	0811	06/05/08	\$439,950	\$359,000	2310	8	2008	3	6878	N	N	13004 38TH LN S
005	734060	0810	03/13/08	\$489,950	\$387,000	2790	8	2008	3	6588	N	N	13008 38TH LN S
005	734060	0923	02/21/08	\$505,000	\$395,000	2090	8	2005	3	11658	Y	N	13210 37TH AVE S
005	734060	0809	11/18/08	\$460,000	\$400,000	3160	8	2008	3	8028	N	N	13012 38TH LN S
005	142260	0010	10/13/09	\$360,000	\$351,000	2410	9	2004	3	7456	N	N	3830 S 132ND PL
006	212304	9370	09/23/08	\$204,000	\$174,000	930	5	1945	3	7670	N	N	14522 27TH PL S
006	392340	0043	10/30/09	\$209,000	\$205,000	1140	5	1958	3	16101	N	N	2850 S 150TH ST
006	392340	0066	03/12/08	\$235,000	\$185,000	1000	6	1943	4	8290	N	N	3046 S 152ND ST
006	212304	9247	12/14/09	\$205,000	\$204,000	1810	6	1948	3	11472	N	N	2652 S 148TH ST
006	212304	9140	07/29/09	\$217,500	\$207,000	1140	6	1941	3	7644	N	N	3006 S 146TH ST
006	212304	9193	12/11/09	\$225,000	\$223,000	1420	6	1942	3	8203	N	N	2626 S 152ND ST
006	024150	0045	04/03/08	\$250,000	\$199,000	1260	7	1958	3	10170	N	N	2404 S 146TH ST
006	024150	0055	05/20/08	\$249,950	\$203,000	1290	7	1958	3	9028	N	N	14445 25TH AVE S
006	638590	0050	03/20/08	\$257,500	\$204,000	1100	7	1963	3	7537	N	N	3026 S 151ST ST
006	638580	0140	03/04/09	\$292,000	\$264,000	1080	7	1963	3	7200	N	N	15050 29TH AVE S
006	212304	9599	05/05/08	\$338,500	\$273,000	1500	7	2002	3	8252	N	N	14615 27TH LN S
006	392340	0067	05/01/08	\$446,000	\$359,000	2710	8	2007	3	7800	N	N	2822 S 150TH ST
007	359700	0084	10/01/09	\$220,000	\$214,000	720	5	1953	3	9240	N	N	5904 S 149TH ST
007	000280	0011	08/11/08	\$224,950	\$188,000	820	6	1955	3	10165	N	N	13957 56TH PL S
007	336590	0290	05/08/08	\$299,950	\$242,000	1680	6	1910	3	13056	N	N	14226 56TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	725520	0256	01/10/08	\$320,000	\$246,000	1370	6	1964	4	7076	N	N	14205 53RD AVE S
007	336590	0270	10/22/08	\$321,000	\$276,000	890	6	1948	3	13000	Y	N	14250 56TH AVE S
007	336590	1355	10/30/09	\$227,738	\$223,000	1200	7	1960	3	11285	N	N	14252 59TH AVE S
007	359700	0080	01/06/09	\$263,000	\$233,000	1510	7	1957	3	8922	N	N	14770 59TH AVE S
007	336590	0200	07/31/09	\$250,000	\$238,000	1130	7	1953	3	19584	N	N	14249 56TH AVE S
007	167040	0205	09/18/08	\$307,000	\$261,000	1110	7	1957	3	18967	N	N	14025 55TH AVE S
007	808860	0055	10/06/08	\$324,000	\$277,000	1320	7	1959	3	8260	N	N	5529 S 149TH ST
007	336590	0570	06/16/08	\$380,000	\$311,000	2080	7	1977	3	12864	N	N	14426 57TH AVE S
007	115720	0170	02/27/08	\$405,000	\$318,000	1280	7	2007	3	28115	N	N	14709 56TH AVE S
007	377930	0130	06/10/08	\$390,000	\$319,000	2170	7	2000	3	7268	N	N	5590 S 150TH ST
007	377930	0200	03/06/08	\$407,000	\$320,000	2420	7	2001	3	6579	N	N	14911 57TH AVE S
007	115720	0171	01/08/08	\$417,000	\$320,000	1280	7	2007	3	17416	N	N	14717 56TH AVE S
007	734400	0040	12/04/08	\$367,500	\$321,000	1250	7	2008	3	6516	N	N	5724 PAMELA DR S
007	336590	0160	08/28/08	\$382,500	\$322,000	1350	7	1948	3	16320	Y	N	14135 56TH AVE S
007	873300	0045	06/04/08	\$399,999	\$326,000	2420	7	2003	3	9566	N	N	5422 S 150TH ST
007	115720	0178	03/13/08	\$420,000	\$331,000	2050	7	2007	3	17416	N	N	14727 56TH AVE S
007	000280	0016	02/25/08	\$425,000	\$333,000	1560	7	1966	3	8618	N	N	13943 56TH PL S
007	115720	0402	12/04/09	\$350,000	\$347,000	1200	7	1984	3	10556	Y	N	14926 57TH AVE S
007	336590	0175	05/11/09	\$417,000	\$386,000	1600	7	1910	4	5960	Y	N	14201 56TH AVE S
007	336590	0345	04/30/08	\$480,000	\$386,000	1260	7	1949	3	15387	N	N	14117 57TH AVE S
007	167040	0214	05/01/08	\$356,000	\$287,000	1920	8	2001	3	6529	Y	N	5343 S 140TH ST
007	868780	0080	03/10/09	\$357,000	\$323,000	2440	8	1991	3	12960	N	N	14711 58TH AVE S
007	336590	0346	04/27/09	\$419,000	\$386,000	2750	8	2008	3	9297	N	N	14111 57TH AVE S
007	336590	1236	07/28/09	\$358,500	\$341,000	2110	9	2000	3	10854	N	N	5817 S 144TH ST
007	512210	0070	09/14/09	\$405,000	\$391,000	2010	9	1988	3	12074	N	N	6301 S 151ST PL
010	004000	0383	08/27/09	\$205,000	\$197,000	660	5	1950	3	9763	N	N	4433 S 144TH ST
010	004200	0259	10/23/09	\$170,500	\$167,000	690	6	1947	3	7211	N	N	15015 43RD PL S
010	004000	0553	05/09/08	\$235,000	\$190,000	1100	6	1929	3	19570	N	N	5026 S 146TH ST
010	004100	0555	07/30/08	\$251,250	\$209,000	880	6	1942	3	16867	N	N	4005 S 150TH ST
010	004000	0790	01/14/08	\$279,000	\$215,000	1010	6	1958	3	18067	N	N	4252 S 148TH ST
010	004100	0245	02/22/08	\$285,000	\$223,000	1740	6	1961	3	11520	N	N	14925 41ST PL S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	004200	0266	08/13/08	\$305,000	\$256,000	1250	6	1959	4	9030	N	N	15022 43RD PL S
010	004000	0370	09/19/08	\$330,000	\$281,000	1320	6	1931	3	40119	N	N	4261 S 144TH ST
010	004300	0184	08/08/08	\$350,000	\$293,000	980	6	1946	3	15375	N	N	3736 S 154TH ST
010	004100	0168	06/19/09	\$230,000	\$216,000	1240	7	1953	3	20081	N	N	4015 S 148TH ST
010	222304	9098	09/05/08	\$256,000	\$216,000	920	7	1959	3	8806	N	N	4914 SOUTHCENTER BLVD
010	004000	0817	02/29/08	\$300,000	\$236,000	1130	7	1968	3	9520	N	N	14642 42ND AVE S
010	004000	0625	12/15/08	\$310,000	\$272,000	1610	7	1913	3	25374	N	N	4811 S 146TH ST
010	004000	0749	06/26/09	\$292,000	\$274,000	1310	7	1963	3	14378	N	N	14615 46TH AVE S
010	004000	0484	06/12/09	\$295,000	\$276,000	1370	7	1998	3	7831	N	N	14408 46TH AVE S
010	004000	0969	11/03/08	\$320,000	\$277,000	1710	7	1997	3	7727	N	N	4026 S 148TH ST
010	004200	0335	11/18/09	\$290,000	\$286,000	1180	7	1952	3	45648	N	N	15046 43RD PL S
010	004200	0225	09/23/08	\$350,000	\$298,000	2430	7	1987	3	20393	N	N	4642 S 150TH ST
010	004200	0096	10/16/08	\$510,000	\$438,000	3410	9	2008	3	8709	N	N	4242 S 150TH ST
010	004200	0097	05/23/09	\$473,600	\$440,000	3230	9	2008	3	9033	N	N	4238 S 150TH ST
010	004200	0098	07/18/08	\$530,000	\$440,000	3230	9	2008	3	18786	N	N	4234 S 150TH ST
010	004200	0095	04/28/08	\$599,000	\$482,000	2880	9	2008	3	31295	N	N	4246 S 150TH ST
010	004200	0135	06/26/08	\$600,000	\$494,000	3720	10	2008	3	7859	N	N	4643 S 148TH ST
010	004200	0136	08/25/08	\$717,000	\$604,000	3670	10	2008	3	9180	N	N	4635 S 148TH ST
010	004200	0144	09/12/08	\$929,000	\$788,000	4930	10	2008	3	11951	N	N	4647 S 148TH ST

Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	013300	0095	03/28/2008	\$ 29,071	QUIT CLAIM DEED
001	031600	0020	01/08/2009	\$ 258,000	UNFINISHED AREA CODED
001	079700	0280	12/10/2009	\$ 153,000	DIAGNOSTIC OUTLIERS
001	079700	0280	10/27/2009	\$ 115,000	DOR RATIO
001	079900	0015	03/13/2009	\$ 80,000	DOR RATIO
001	079900	0015	11/20/2008	\$ 150,000	OBSOLESCENCE CODED
001	092304	9087	12/21/2009	\$ 125,000	NO MARKET EXPOSURE
001	092304	9185	11/11/2009	\$ 299,858	IMP COUNT >1
001	092304	9425	11/23/2009	\$ 150,000	NO MARKET EXPOSURE
001	092304	9434	09/03/2008	\$ 190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	098600	0021	06/03/2009	\$ 184,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	284320	0070	05/15/2008	\$ 232,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	327590	0032	07/28/2008	\$ 167,435	QUIT CLAIM DEED
001	327600	0030	02/08/2008	\$ 415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	424540	0015	02/22/2008	\$ 280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	424540	0045	10/06/2009	\$ 220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	530020	0020	01/11/2008	\$ 169,629	QUIT CLAIM DEED
001	725820	0015	12/03/2008	\$ 104,124	QUIT CLAIM DEED
001	896180	0045	03/26/2008	\$ 150,000	DIAGNOSTIC OUTLIERS
001	896180	0045	03/26/2008	\$ 140,000	DIAGNOSTIC OUTLIERS
002	017900	0310	01/09/2008	\$ 88,211	QUIT CLAIM DEED
002	017900	0530	06/07/2009	\$ 247,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	073300	0130	09/09/2009	\$ 353,691	GOVERNMENT AGENCY
002	334740	0040	07/20/2009	\$ 232,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	334740	0840	05/28/2008	\$ 400,000	OBSOLESCENCE CODED
002	334740	0915	08/14/2008	\$ 412,500	DIAGNOSTIC OUTLIERS
002	334740	1150	06/11/2009	\$ 265,000	IMP COUNT >1
002	335140	0720	11/19/2008	\$ 192,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	734060	0282	05/20/2009	\$ 142,741	BANKRUPTCY - RECEIVER OR TRUSTEE
004	025700	0119	06/26/2009	\$ 195,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	092304	9319	06/02/2009	\$ 240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	092304	9346	06/05/2009	\$ 212,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	092304	9372	03/06/2009	\$ 160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	092304	9373	08/08/2008	\$ 275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	092304	9379	12/21/2009	\$ 76,528	DOR RATIO
004	092304	9390	08/25/2008	\$ 220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	098500	0586	09/29/2008	\$ 79,700	QUIT CLAIM DEED
004	098500	1309	04/20/2009	\$ 40,000	DOR RATIO
004	152304	9098	07/13/2009	\$ 205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	152304	9098	04/08/2009	\$ 255,000	EXEMPT FROM EXCISE TAX
004	152304	9113	03/19/2009	\$ 133,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	152304	9121	11/19/2008	\$ 191,500	ACTIVE PERMIT BEFORE SALE>25K
004	161000	0085	06/29/2009	\$ 132,250	BANKRUPTCY - RECEIVER OR TRUSTEE
004	162304	9189	09/06/2008	\$ 143,000	QUIT CLAIM DEED
004	162304	9199	10/30/2009	\$ 130,000	DIAGNOSTIC OUTLIERS

Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	162304	9214	04/23/2009	\$ 250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	162304	9248	08/03/2009	\$ 111,000	DOR RATIO
004	181080	0010	12/29/2008	\$ 152,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	359860	0079	10/19/2009	\$ 280,000	IMP COUNT >1
004	382600	0155	09/02/2008	\$ 245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	382600	0560	08/12/2009	\$ 165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	382600	0705	09/17/2009	\$ 200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	425580	0020	06/02/2009	\$ 159,750	BANKRUPTCY - RECEIVER OR TRUSTEE
004	608240	0172	08/27/2009	\$ 166,950	GOVERNMENT AGENCY
004	608240	0214	08/18/2009	\$ 186,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	608240	0380	11/05/2008	\$ 100,000	DOR RATIO
004	608300	0002	10/28/2009	\$ 215,250	DIAGNOSTIC OUTLIERS
004	608300	0009	07/29/2009	\$ 195,500	ACTIVE PERMIT BEFORE SALE>25K
004	608300	0049	09/22/2009	\$ 200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	608300	0052	07/20/2009	\$ 230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	608300	0143	02/18/2009	\$ 175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	609940	0210	06/29/2009	\$ 88,308	QUIT CLAIM DEED
004	609940	0275	06/10/2008	\$ 239,900	BANKRUPTCY - RECEIVER OR TRUSTEE
004	609940	0275	02/12/2008	\$ 260,261	EXEMPT FROM EXCISE TAX
004	609940	0292	04/09/2008	\$ 206,500	BANKRUPTCY - RECEIVER OR TRUSTEE
004	734660	0007	07/25/2008	\$ 86,000	QUIT CLAIM DEED
004	734660	0125	11/18/2008	\$ 200,000	DIAGNOSTIC OUTLIERS
004	734660	0276	06/17/2008	\$ 345,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	734660	0279	03/03/2008	\$ 108,000	QUIT CLAIM DEED
004	734660	0308	01/06/2009	\$ 190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	734700	0060	02/10/2009	\$ 326,017	GOVERNMENT AGENCY
004	735960	0410	10/19/2009	\$ 235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	735960	0720	04/24/2008	\$ 162,215	QUIT CLAIM DEED
004	814860	0010	06/24/2009	\$ 159,997	BANKRUPTCY - RECEIVER OR TRUSTEE
004	886400	0305	04/21/2009	\$ 138,181	RELATED PARTY, FRIEND, OR NEIGHBOR
004	886400	0605	07/23/2008	\$ 224,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	886400	0795	12/15/2008	\$ 212,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	886400	0845	03/25/2008	\$ 250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	000300	0104	01/23/2008	\$ 157,940	QUIT CLAIM DEED
005	152304	9180	06/10/2008	\$ 151,500	DIAGNOSTIC OUTLIERS
005	238420	0055	05/29/2008	\$ 225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	261200	0380	07/21/2009	\$ 247,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	733240	0005	07/28/2008	\$ 160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	733240	0005	05/30/2008	\$ 210,680	EXEMPT FROM EXCISE TAX
005	733240	0015	12/15/2008	\$ 205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	734060	0681	01/28/2009	\$ 340,000	IMP COUNT >1
005	734060	0766	10/22/2008	\$ 160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	734560	0675	11/18/2008	\$ 180,000	DIAGNOSTIC OUTLIERS
005	734760	0090	01/28/2008	\$ 290,000	PREVIMP<=25K
005	735960	0125	06/29/2008	\$ 250,000	EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	735960	0180	03/02/2009	\$ 167,500	MOBILE HOME
005	736060	0440	12/18/2009	\$ 275,000	MOBILE HOME
006	004000	0012	05/30/2008	\$ 250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	004000	0083	01/24/2008	\$ 330,000	MOBILE HOME
006	004000	1043	04/08/2008	\$ 142,500	DIAGNOSTIC OUTLIERS
006	004000	1044	04/04/2008	\$ 142,500	DIAGNOSTIC OUTLIERS
006	004000	1051	11/23/2009	\$ 129,000	DIAGNOSTIC OUTLIERS
006	004100	0432	08/04/2009	\$ 178,500	EXEMPT FROM EXCISE TAX
006	004100	0432	12/10/2009	\$ 140,000	NO MARKET EXPOSURE
006	004300	0019	04/06/2008	\$ 270,000	GOVERNMENT AGENCY
006	024150	0035	01/25/2008	\$ 246,501	EXEMPT FROM EXCISE TAX
006	212304	9247	05/21/2009	\$ 142,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212304	9276	10/01/2008	\$ 237,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	212304	9298	02/02/2009	\$ 166,000	FORCED SALE
006	212304	9338	11/18/2009	\$ 279,000	ACTIVE PERMIT BEFORE SALE>25K
006	212304	9472	11/10/2009	\$ 215,000	DIAGNOSTIC OUTLIERS
006	212304	9474	02/27/2009	\$ 275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	212304	9475	02/06/2008	\$ 298,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	212304	9555	04/17/2009	\$ 169,100	BANKRUPTCY - RECEIVER OR TRUSTEE
006	253000	0070	08/13/2009	\$ 145,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	392340	0132	02/23/2009	\$ 203,700	BANKRUPTCY - RECEIVER OR TRUSTEE
006	392340	0134	03/27/2008	\$ 66,910	QUIT CLAIM DEED
006	638580	0010	08/12/2009	\$ 87,953	QUIT CLAIM DEED
007	152304	9220	04/16/2008	\$ 265,000	QUIT CLAIM DEED
007	167040	0185	03/05/2008	\$ 260,000	PREVIMP<=25K
007	167040	0206	09/30/2008	\$ 297,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	217200	0330	10/06/2008	\$ 275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	336590	0170	04/07/2008	\$ 168,548	QUIT CLAIM DEED
007	336590	0346	04/25/2008	\$ 150,000	DOR RATIO
007	336590	0515	07/29/2008	\$ 170,000	PREVIMP<=25K
007	359700	0077	04/30/2009	\$ 325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	377930	0190	06/05/2009	\$ 301,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	004000	0362	06/30/2008	\$ 82,171	QUIT CLAIM DEED
010	004000	0581	04/17/2008	\$ 600,000	NO MARKET EXPOSURE
010	004000	0732	01/30/2008	\$ 130,000	PREVIMP<=25K
010	004000	0815	08/19/2009	\$ 284,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	004100	0190	03/31/2009	\$ 220,000	PREVIMP<=25K
010	004100	0550	07/15/2009	\$ 111,836	QUIT CLAIM DEED
010	004100	0551	03/10/2009	\$ 335,000	DIAGNOSTIC OUTLIERS
010	004200	0259	10/26/2009	\$ 170,500	QUIT CLAIM DEED
010	004300	0182	01/22/2008	\$ 226,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	222304	9084	01/22/2008	\$ 308,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	984440	0045	07/07/2008	\$ 106,406	QUIT CLAIM DEED
010	984440	0045	07/07/2008	\$ 141,406	QUIT CLAIM DEED

***Vacant Sales Used in this Annual Update Analysis
Area 24***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	334740	0825	07/24/2008	\$202,000	10000	N	N
002	734060	0144	10/21/2009	\$ 85,000	9430	N	N
004	079200	0023	12/10/2008	\$ 67,150	4025	N	N
004	640460	0233	09/29/2009	\$ 64,950	7238	N	N
004	735960	0467	11/10/2009	\$149,975	5886	N	N
007	766160	0208	06/19/2008	\$180,000	39192	N	N
010	004200	0360	04/03/2008	\$105,000	15307	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 24***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	042304	9152	10/16/2008	\$ 3,250,000	MULTI-PARCEL SALE;
001	098500	0474	04/17/2008	\$ 500,000	MULTI-PARCEL SALE
001	896180	0310	06/05/2009	\$ 80,000	STATEMENT TO DOR;
002	017900	2195	05/07/2008	\$ 200,000	DIAGNOSTIC OUTLIER
002	334740	0875	04/11/2008	\$ 60,000	QUIT CLAIM DEED;
002	334740	0935	08/14/2009	\$ 173,200	DIAGNOSTIC OUTLIER
002	334740	1455	11/20/2009	\$ 178,000	MOBILE HOME
004	092304	9027	08/20/2009	\$ 22,500	QUIT CLAIM DEED;
004	608300	0042	05/19/2009	\$ 65,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	734820	0085	03/17/2009	\$ 69,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	336590	0015	03/27/2008	\$ 50,000	DOR RATIO
010	004000	0235	10/08/2009	\$ 180,000	BANKRUPTCY - RECEIVER OR TRUSTEE;

Mobile Home Used in this Annual Update Analysis

Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	017900	3200	05/27/2008	\$ 127,000	7500	N	N
004	092304	9029	03/03/2008	\$ 305,000	19429	N	N
005	735960	0045	07/15/2008	\$ 212,000	7230	N	N

Mobile Home Removed From This Annual Update Analysis

Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	013300	0005	05/12/2008	\$ 130,000	QUIT CLAIM DEED
001	562420	0454	05/28/2009	\$ 42,750	QUIT CLAIM DEED
002	017900	1475	04/17/2009	\$ 50,000	DOR RATIO
006	212304	9562	10/24/2008	\$ 125,878	QUIT CLAIM DEED

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.



King County

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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor